

Tribal Chief's Ventures Inc. - Griesbach Development Overview

The mixed-market housing development by Tribal Chief's Ventures Inc. is located at 6470 Laubman Street NW on a 0.9 hectare multi-family lot in Griesbach, which has zero per cent non-market affordable housing as per the City's Non-Market Housing Inventory. The development is in the planning stages and is expected to commence construction in March 2023 with occupancy expected in July 2024.

The land is zoned Griesbach Low Rise Apartment Zone (RA7g), which permits the proposed development.

The development will provide affordable rental units for low-income Indigenous families, people on or are eligible for a social housing waitlist, working families within income thresholds, young adults who are aged out of care and post-secondary students. The building will provide a total of 127 residential units, 64 of which will be affordable and managed by Tribal Chief's Ventures Inc. A full-time, on-site Tenant Relations Manager will provide property management and housing assistance to tenants and off-site access to Tribal Chief's Ventures Inc. programs and services will be available to tenants as well. Building amenities available for tenant use include private balconies, outdoor bicycle parking and on-site laundry.

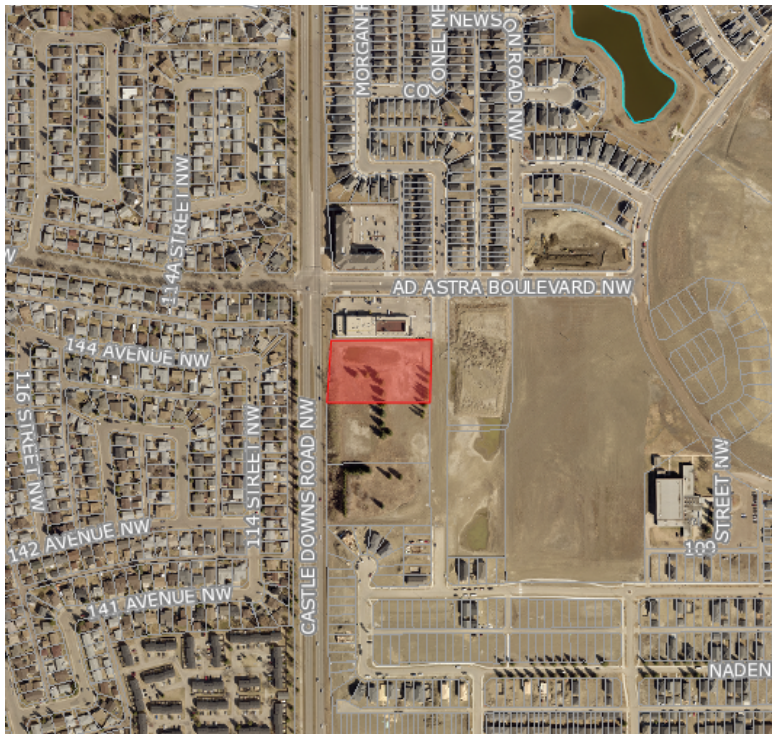
Residential units would be offered at a maximum of 79 per cent of average market rents and a range of unit types. Tribal Chief's Ventures Inc. would provide a 40 year term affordable housing agreement in favour of the City in respect of the development.

The development is situated within walking distance to all daily needs, such as schools, grocery stores, pharmacies, and the Edmonton Public Library. The proposed Metro Line NW LRT extension will be within walking distance of the site as well.

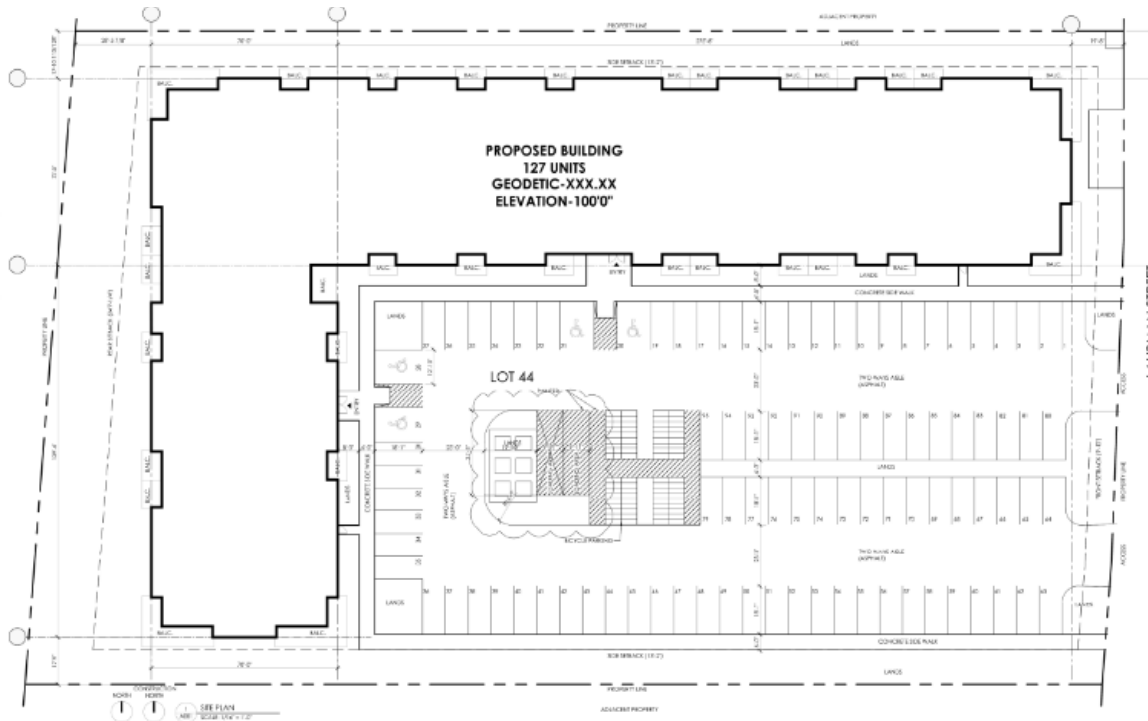
The development will achieve between a 16 and 30 per cent decrease in operating energy consumption and greenhouse gas emissions relative to the 2017 National Energy Code for Buildings.

The development meets minimum accessibility requirements of the National Building Code 2019 Alberta Edition and 31 per cent of the units will be barrier-free.

Location



Site Plan



Building Elevations

